

**Excerpt from the Land Use Element
of the Tallahassee-Leon County Comprehensive Plan, Page I-12**

RESIDENTIAL DENSITIES RANGE (Rev. Effective 1/19/02)

Future Land Use Category	Maximum Density Dwelling Units (DU)/Acre (Ac)
Rural	1 DU/10 Ac
Urban Fringe	1 DU/3 Ac (standard) or 1 DU/Ac (clustered)
Mixed Use ^{1,3}	20 DU/Ac
Central Urban ^{1,3}	45 DU/Ac
Activity Center ^{1,3}	45 DU/Ac
University Transition ^{1,3}	50 DU/Ac
Downtown ^{1,3,4}	150 DU/Ac (Effective 1/19/02)
Rural Community	4 DU/Ac
Residential Preservation ¹	6 DU/Ac
Lake Talquin Recreation/Urban Fringe ²	1 DU/3 Ac (standard)
Lake Protection ²	1 DU/2 Ac (standard)

Notes: ¹Density ranges can be increased up to 25% above the maximum limits listed above for the purpose of providing affordable housing units, consistent with Policy 2.1.14 [LU].

² Clustering Option Available

³ Density ranges can be increased up to 35% above the maximum limits listed above for the purpose of encouraging infill development and redevelopment, consistent with Policy 12.2.2 [LU]. (Effective 1/19/02)

⁴ In areas designated Downtown on the Future Land Use Map, any development with density of more than 50 dwelling units per acre must be subject to the design standards identified in Policy 12.2.2 [LU]. (Effective 1/19/02)

**Excerpt from the Land Use Element
of the Tallahassee-Leon County Comprehensive Plan, Page I-29 & I-30**

LAKE PROTECTION (Rev. Effective 12/22/95)

This is a protection category that is specific to the well documented scientific concerns regarding the degradation and continuing pollution of Lake Jackson. The category is based on the lake basin boundary adjusted to primarily include undeveloped areas and existing less intensely developed areas.

The Lake Protection category allows residential uses of one unit per two acres. An option to develop at a density of one unit per gross acre is available within the City as long as the resultant development clusters the units on 25% of the property and maintains the remaining 75% in natural open space. In the unincorporated part of the County clustering is allowed on 40% of the site at a net density of two (2) units per acre on the developed portion of the property. The remaining 60% of the property must remain in natural open space. Minimum lot sizes under the cluster option are 1/2 acre. The cluster options are designed to preserve green space in this land use category. Cluster of residential development in areas designated for Lake Protection land use shall be permitted only on those portions of parcels not located within the Lake Jackson Special Development Zone and lying below one hundred ten (110) feet NGVD or not determined to be severely limited by environmental constraints. Such constraints may be determined by on-site environmental analysis, building or soil limitation ratings in the Leon County Soil Survey, or other natural resource inventory determined appropriate by the local government.

Industrial, office and commercial uses are prohibited in the Lake Protection category within the city limits. In the unincorporated county, minor office and minor commercial uses may be approved through the PUD process only if development retains its resultant stormwater on site. All industrial, commercial and office uses other than minor are prohibited in the County as well. Urban services are intended for this category inside the Urban Service Area. Additional requirements based on scientific studies and deemed necessary to protect the lake from further degradation, as well as improve existing water quality, will be included in the land development code. Existing non-residential uses within the Lake Protection land use category that meet all water quality standards required in the comprehensive plan by the time frames required in the plan, will be considered permitted uses.

Future development will not be subject to the limitations of the Lake Protection category if can be demonstrated by competent scientific evidence that the development is located in a closed basin that does not naturally or artificially discharge to the larger Lake Jackson Basin. Closed basins must be certified by a registered engineer to the effect that there are no artificial or natural discharges from it. All development within certified closed basins shall be approved through the PUD process, except that in unincorporated Leon County a one into two residential lot split exemption shall be processed according to the established County procedures instead of the PUD process. Within the unincorporated portions of Leon County, stormwater generated by any development must either be retained on-site or filtered through an approved regional stormwater management facility. Densities and intensities associated with the Mixed Use land use category shall be allowed as long as all applicable development standards outlined with the plan, matrix, and subsequent LDRs are met. Within the City of Tallahassee, stormwater generated by any development must either be retained on-site or filtered through an approved regional stormwater management facility within the closed basin. Densities and intensities associated with the Mixed Use A land use category, except tertiary uses, shall be allowed as long as all applicable development standards outlined within the plan, matrix, and subsequent LDRs are met.

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MIXED USE A (Rev. Effective 12/23/96)

Intended Function: Create a village atmosphere with an emphasis on low to medium density residential land use, small scale commercial shopping opportunities for area residents, schools and churches, and recreational and leisure-oriented amenities for the enjoyment of area residents.

The intensity of all nonresidential land uses shall be kept minimal to reduce the intrusive impact upon the residential land use. The intensity of all nonresidential land uses shall be kept minimal to reduce the intrusive impact upon the predominate residential land use. Traffic volumes and speeds shall be kept low, and parking for nonresidential uses shall be minimal. These characteristics are reflective of the village life-style.

The essential component of Mixed Use A is residential land use. The low to medium density residential development will be located to provide for maximum land use compatibility and enjoyment of recreational and leisure opportunities (recreational land uses are included in the description of Community Facilities). The village will also allow small shops and some services to serve nearby residents. Emphasis on commercial uses shall be limited to convenience, grocery, and small pharmacies and offices. Office and commercial development in scale with and meeting the needs of the surrounding predominately residential area are appropriate.

It is also possible that appropriate sites within the area designated for Mixed Use A may be developed for enclosed industrial uses. These are land uses that would usually be considered incompatible with the mixed use village, but due to site conditions, with careful design and facility planning, may be successfully integrated. Compatibility is also protected by allowing few such uses and limiting their size (development intensity).

All of the development patterns are appropriate within Mixed Use A as described in Policy 1.7.10. The development pattern descriptions established under Objective 1.7 guide the density and intensity, location and access to areas of complementary land use. Allowed land uses within the Mixed Use A future land use category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Mixed Use A future land use category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.